

Reception Room  
14'1" x 9'10"

Bedroom  
11'10" x 9'1"

Bedroom  
12'2" x 10'4"

Kitchen  
8'7" x 5'2"

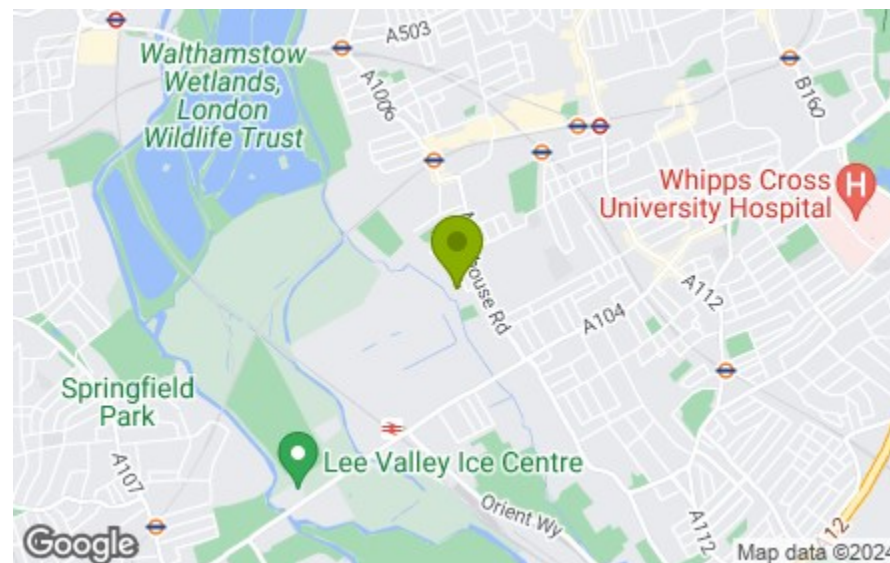
Shower Room  
6'5" x 6'3"

Balcony

First Floor

Total Area: 46.9 m<sup>2</sup> ... 504 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			



## TUDOR COURT, WALTHAMSTOW

£1,750 Per Calendar Month  
2 Bed Apartment



### Features:

- First Floor Purpose Built Flat
- Quiet Residential Cul-De-Sac
- Tasteful Interior Decor
- Integrated Appliances
- Two Double Bedrooms
- Available July
- Council Tax Band TBC
- EPC Rating C
- Holding Deposit: equivalent to one week's rent capped at £400

A bright and beautiful, tastefully refurbished two double bedroom apartment on the first floor of a stately block on a tranquil cul-de-sac. You have a generous size lounge and St James Street overground station within easy reach.

**E11, E7, E12 & E15**  
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0203 397 2222

**E4 & N17**  
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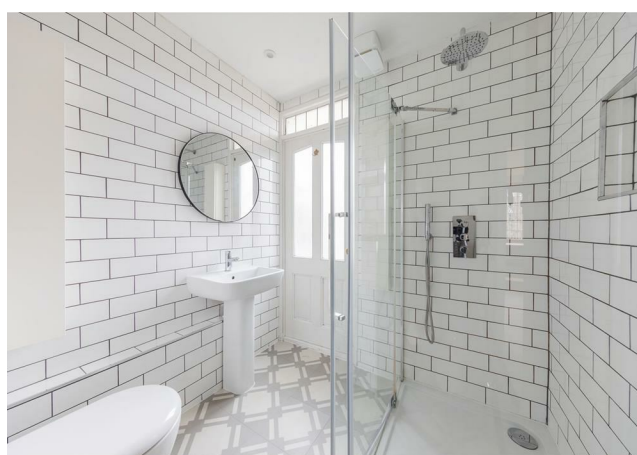
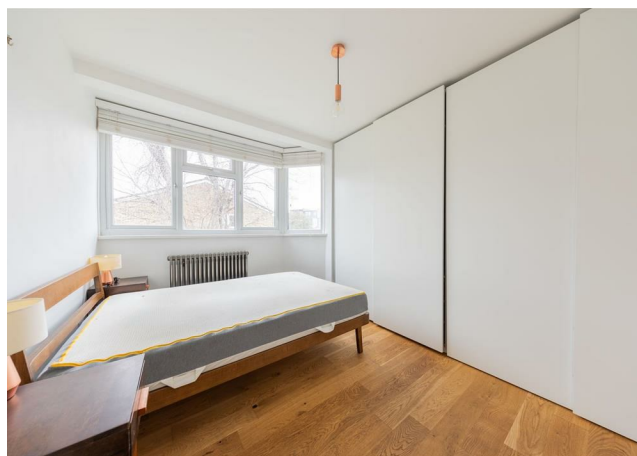
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REQUEST A VIEWING  
0203 397 9797





IF YOU LIVED HERE...

You'll love the Tudor frontage of your new abode; from its tall, paned windows to that distinctive decorative ebony timbering, this is a home to fall in love with. Inside and your lounge comes in at a sizeable 140 square feet with tempting leafy views framed by that bay window and smartly engineered timber flooring flowing underfoot. Your principal bedroom's no less impressive; a generous 135 square foot double with perfectly pristine white walls. Continue through and bedroom two totals 105 square feet and is home to built-in storage and a curved aspect offering up views of the rear gardens. Elsewhere, your bathroom comes with a pristine white metro tiles from floor to ceiling, mosaic style flooring, walk in shower cubicle and access to a small balcony. Finally the kitchen's a bright and inviting space, again with metro tiles splashback, contemporary white cabinets with integrated appliances sitting beneath handsome timber worktops. You have excellent transport links close at hand - not only will nearby St James Street station get you into Liverpool Street in only twenty minutes (be sure to check out entrepreneurial hub CRATE here), but just one stop in the other direction is Walthamstow Central for direct twenty

minute runs to Oxford Street via the Victoria Line. Here's where you'll also find Walthamstow Mall, the Empire cinema and a myriad of shops and restaurants that spill over to bustling Hoe Street. You won't want to miss the chance to explore our illustrious Walthamstow Village at this juncture, nestled in those leafy streets is a covetable array of high end wining and dining establishments.

WHAT ELSE?

- Local education options are largely excellent, with twenty schools within a mile radius rated 'Good' or better by Ofsted, including the 'Outstanding' Saint Saviour's Primary.
- You're spoilt for choice when it comes to nearby natural retreats. St James Park and Honeybone Allotments are a few minutes' stroll around the corner, while Lee Valley Park and the wilds of Walthamstow Marshes lie within easy walking distance.
- Whatever your fitness goals, Walthamstow Leisure Centre's pools, gym and health suite have you covered, a mere six minute stroll away.



A WORD FROM THE OWNER...

"We've loved making Tudor Court our home over the past few years. There are great cafes, bars and restaurants nearby in St James, Hoe Street and of course the Village - we recommend coffee from Long and Short, dinner at Spice Box, and if beer is your thing, we're also big fans of the craft breweries just north of Blackhorse Road. We've been spoilt for green space too, and have loved walking our dog in St James Park, Walthamstow Marshes and Hackney Marshes, followed by a drink in the Princess of Wales on the River Lea. The Walthamstow Wetlands is another beautiful green space that's close by too. The flat's great for public transport, being a short walk away from St James Street, where an Overground train gets you into Liverpool Street in 15 minutes, as well as Blackhorse Road and Walthamstow Central, both on the Victoria line; I worked near Oxford Circus, and my commute was only about 40 minutes door to door. There's a really homely feel in Tudor Court itself, with some really kind and lovely people living there - it is a lovely and welcoming community to be part of."

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